



WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

P.O. BOX 381, Windsor, CO 80550

www.windsordda.com

BOARD OF DIRECTORS SPECIAL MEETING AGENDA

August 5, 2015 – 7:30 a.m.

301 Walnut Street, First Floor Conference Room, Windsor, CO 80550

Agenda

- A. Call to Order
- B. Roll Call
- C. Façade Grant Proposal – 427 Main Street
- D. Adjourn



WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

MEMORANDUM

Date: August 5, 2015
To: Downtown Development Authority Board of Directors
From: Patti Garcia, Town Clerk
Re: Spokes – 427 Main Street
Item #: C.

Background / Discussion:

Owner David Roberts (Spokes) has submitted a façade grant proposal for the building located at 427 Main Street. The building was constructed in 1906 and has supported a variety of businesses throughout the years include a clothing and jewelry store, billiards and amusement hall, doctors' office and insurance office.

Planning staff have met with the applicant to discuss the project and review designs. The site plan, including the elevation details, was approved on May 21, 2015.

Staff agrees the proposed designs are beneficial to the building and the overall DDA area; funding the project will encourage the revitalization of other buildings in the Windsor DDA area. Planning staff has inquired about the painted "BILLIARDS" sign on the brick which dates back to the 1920's. Staff supports it being left on the façade with a sign being placed over it, if needed. If it must be painted over, staff recommends the contractor use paint that is meant for old bricks.

The designs for the proposed façade renovation are attached along with the project narrative provided by the applicant. Signage will be in the same font size and color; it will look nearly identical to what is currently there.

The owners submitted an estimate of costs associated with the facade that faces a public right of way which are eligible for the grant program; the estimate is \$55,050. Staff evaluated the items and costs and determined that the owner has eligible expenses which are itemized in the attached Commitment Worksheets. The façade grant program supports up to twenty-five percent (25%) of eligible façade expenses, up to a maximum of \$20,000 per façade. Twenty-five percent of the total eligible expense is \$13,763.

The Project Commitment Terms document is also attached for board members use. If the DDA board moves forward to provide a grant for the project, the document will be completed and executed at a later date by the Project Owner and Bob Winter, DDA Chair.

Financial Impact:

The Façade Grant Program Policy provides for grants of up to 25% of the total cost of the façade renovation up to a maximum of \$20,000 per façade facing a public right of way. The DDA board approved \$100,000 in their 2015 budget for the Façade Program. This is the first application received in 2015.



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Relationship to DDA Strategic Action Plan:

To improve the visual attractiveness of the district.

Attachments:

Application

DDA Commitment Worksheets

Project Narrative

Design Drawings

Project Commitment Terms document



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FAÇADE IMPROVEMENT PROGRAM APPLICATION

Date of Submittal: 7-23-15
 Applicant/Property Owner: DAVID ROBERTS
 Mailing Address: 1366 Fairfield Ave Windsor CO 80550
 Business Owner (if different): _____
 Business Name: Spokes, inc.
 Project Address: 427 Main Street
 Subdivision/Lot/Block: _____
 Phone Number(s): 970-219-1359 Email: Spokesinc@msn.com
 Architect name, phone number and email:
Chad Bergslien (720) 327-1174 cbergslien@designparameter.com
 Contractor name, phone number and email:
DAVID ROBERTS (970) 219-1359 Spokesinc@msn.com

Work to be performed on façade renovation (check all that apply):

- Addition of awnings, lights, signs, or other exterior amenities
- Uncover, preserve, or rehabilitate the building's historic exterior
- Elimination of blighted conditions such as dark alleys, broken fixtures, or inaccessible entryways
- Removal of non-historic features
- Addition of Windsor and/or display areas in facade
- Restoration of brickwork, wood, masonry, stucco, or siding
- Replacement, repair, or addition of architectural details
- Repair or replacement of windows and/or doors
- Renovation of entryway
- Add new or recover existing awning
- Other (please describe) _____

Facades to be renovated (check all that apply): Front Back Alley Side(s)

Projected Start / Finish Date for Project: 7-14-15 → 8-31-15

Total Estimated Cost of Improvements: \$ \$55,000

Attach detailed cost breakdown on a separate page

Grant/TIF Amount Requested: \$ 20,000 Grant TIF (check one)

Applicant's Signature: [Signature] Date: 7-27-15

Property Owner Signature: [Signature] Date: 7-22-15

427 Main Street Spokes, inc.

Front Façade Cost Estimates

Architectural & Engineering	\$3,400
Demo Front Wall	\$7,000
Dig Footer	\$1,800
Set Footer	\$3,500
Concrete & Flat Work	\$3,200
Steel Structure	\$5,950
Framing	\$2,500
Glass	\$6,400
Steel Trim	\$3,400
Trim	\$1,500
Lighting	\$2,900
Electrical	\$1,500
Signage	\$3,750
Plumbing	\$750
Brick Restoration	\$7,500
	\$51,650 55,050 ¹⁸

DDA FGP Commitment Worksheet
Façade Grant Investment

Project Name: Spokes
Parcel # 80721203020
Date: August 5, 2015

Eligible Features		Owner's Cost Estimate
A. Public Improvements		
<i>West façade</i>	Architectural and Engineering	3,400
	Demolition	7,000
	Footer work	5,300
	Concrete work	3,200
	Steel structure	5,950
	Framing, glass & trim	13,800
	Electrical/lighting	4,400
	Signage	3,750
	Plumbing	750
	Brick restoration	7,500
	Total Eligible Features	\$55,050
<hr/>		
Summary	Board Policy Funding Level at 25% of Total Cost of Eligible Features	\$13,763

427 Main Street, Windsor CO 80550

Spokes, inc.

This building is located in the historic 400 block of Main Street on the South Side, 3 doors east of the corner of 5th and Main. It was built in 1906 by John Cobb when he tore down his own house that was still on Main Street, and built buildings 427 and 425.

It opened originally as a clothing and Jewelry store, but around 1920 it was rebuilt after it was damaged by a fire in the next door mortuary and reopened as Windsor's longtime running billiards and amusement hall named Wigle's Amusement Parlor. Changing hands and changing names it closed its doors in 1971 as Windsor Recreation Parlor after 51 years in the amusement business. The building was purchased by Dr Kadlub who did the renovation of the front façade to the German Old World motif along with the extensive renovation of the interior to multiple offices, bathrooms, kitchenette, waiting, and reception areas. Operating as a doctor's office for the next 40 years, a short stint as an insurance office, during which it was sold again, and most recently as the never to materialize Windsor Internet Bingo Parlor. The building was then sold to David and Sheri Roberts, owners of Spokes, inc. in February 2015.

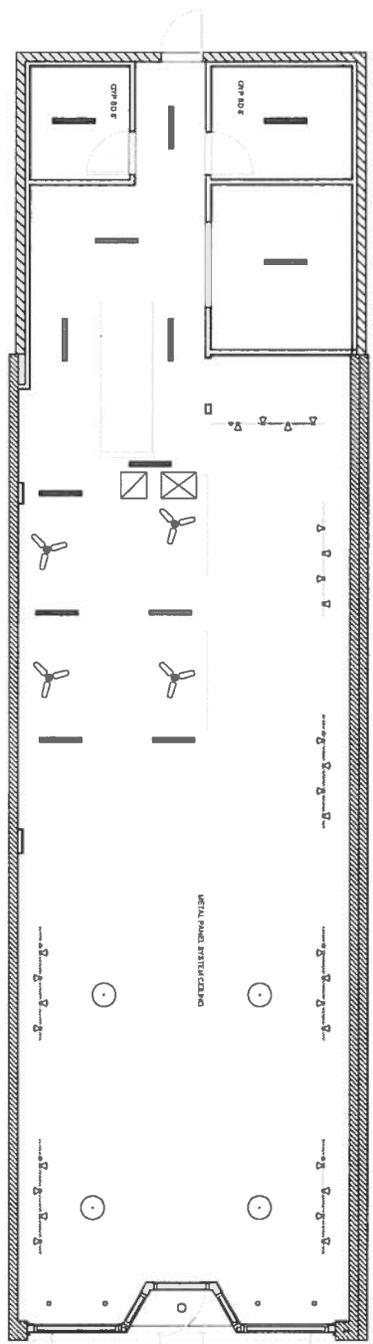
The proposed work will restore the building to its original flair bringing back the entertainment and amusement history by running it as a bicycle shop. The façade of the building will be almost totally redone as the renovations of the '70s left little materials to work with due to rot, mold, and visually unappealing materials. The visual impact will take what was once the ugliest building on Main, giving a nod to its historic past by restoring the brick façade that was located under the ugly 70's, installing more modern materials with a classic look and a modern feel. A large exposed steel beam and structure will be installed to support the brick header, infilling the steel structure with mostly glass and some wood trim and adding to the face more steel below the large display windows. There will be a larger than normal front door that will be inset similar to those of old retail or general stores, similar to the way the Windsor Now is done. The old "BILLIARDS" sign/painting will be restored to say "BICYCLES" in the same font and spacing. The front of the store will be lit up at night using upward facing LED lights to gently splash the face with light, highlighting the original brick and its color as well as bringing light to the recessed bicycle sign.

The old building redo will reflect the historic architecture preserving the original brick, utilizing more modern building practices and materials, keeping the building visually appealing and consistent with other older downtown buildings, and newer renovation projects.

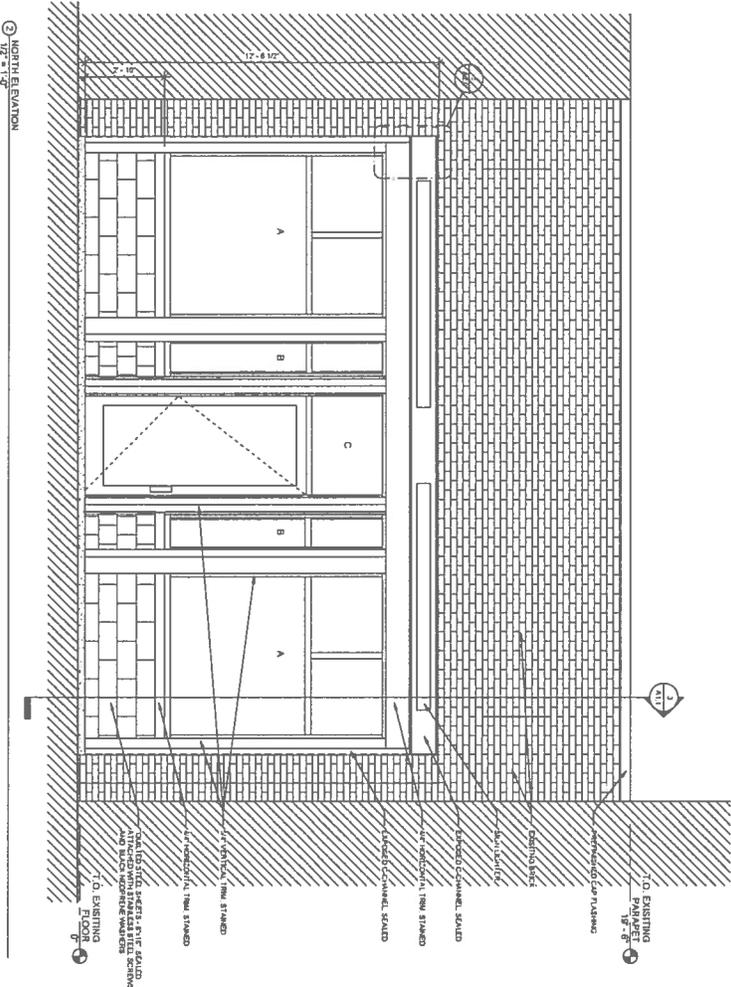
Please consider this project for the maximum amount allowable for Façade Improvement funds.

Thank You

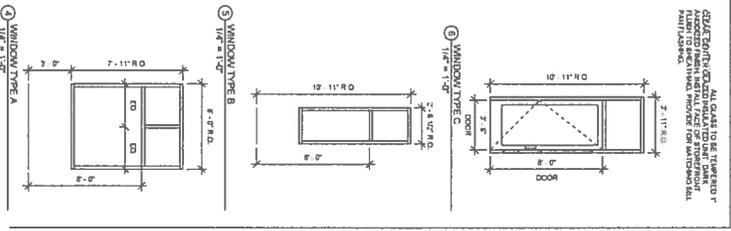
David and Sheri Roberts



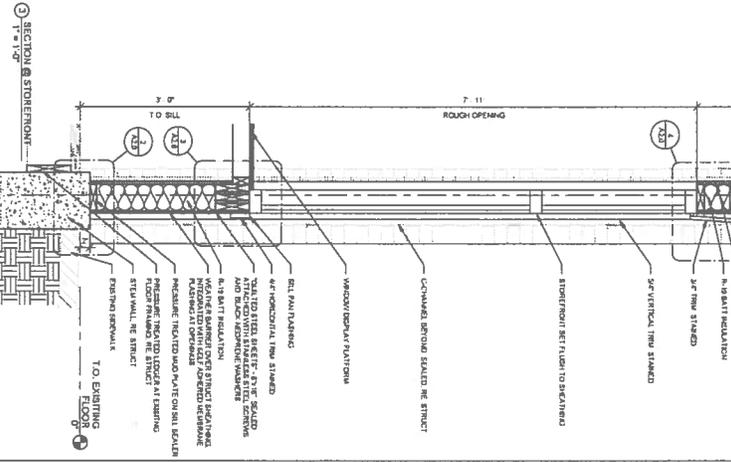
1 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 NORTH ELEVATION
1/2" = 1'-0"



3 WINDOW TYPE A
1/4" = 1'-0"



4 SECTION & STOREFRONT
1" = 1'-0"

Tenant Finish for
SPOKES, INC.
427 Main Street
Windsor, CO 80550

PROJECT NO: M2C1595
START DATE: 04/01/2015
DRAWN BY: CGB
CHECKED BY: JKS
ISSUED/REVISED DATE: 04/01/2015
PERMIT:

DESIGN PARAMETERS, LLC
10485 S. PROGRESS WAY #202
PARKER, CO 80134
TEL: 303.267.7811
FAX: 303.267.7851
WWW.DESIGNPARAMETERS.COM

STATE OF COLORADO
SPECIAL LICENSE
NO. 001802
EXPIRES 12-31-2015

by Design Parameters, LLC





PROJECT COMMITMENT TERMS

The Downtown Development Authority (DDA) Board of Directors makes this preliminary commitment to participate in the _____ project based upon the following terms:

1. The commitment by the DDA is for a period of 12 months commencing on the date the Board of Directors votes in favor of participation. Construction on this project must commence within 12 months. If this project is being funded from administrative resources, it is contingent upon re-appropriation of funds by the Town Board if the 12-month period extends into the next budget year. If this project is being funded through a tax increment debt instrument, the DDA commitment is contingent upon available funds and approval by the Town Board.

Funding type: ___ TIF ___ Façade Grant

2. The project owner must provide the DDA with periodic updates, the frequency to be determined on a case-by-case basis.
3. DDA legal fees will be deducted from the gross DDA commitment to the project at the lesser of either the actual cost of the legal services or 5% of the total DDA commitment to the project.
4. The project owner or authorized representative may request from the Board of Directors one 12-month extension of the commitment. The extension request submitted to the DDA Board, describing the reason for the delay, must be submitted in time to be considered by the Board at a regular monthly meeting held prior to the expiration of the commitment term, which at the latest would be 10 business days prior to the date of the regular monthly meeting scheduled to occur in the final month of the commitment. If granted, construction on the project must commence within the 12-month extension period or the DDA commitment will expire. If the project owner or authorized representative fails to make an extension request prior to the expiration of the commitment term, or is unable to commence construction on the project after being granted a 12-month extension, a new project proposal will need to be presented to the Board for consideration. This new proposal may be the same as the original or modified.
5. If there is a change in project ownership, the continuation of this commitment requires notice to the Downtown Development Authority and the Board may, at its sole discretion, require reconsideration of the DDA commitment.
6. If a TIF project, a reduction in the private investment for taxable improvements as identified on Weld County Assessor tax increment worksheet, here declared at \$_____ of more than 10 percent requires reconsideration of the Authority's commitment by the Board of Directors.
7. For projects requiring execution of a façade agreement and grant of façade easement, the DDA requires the project owner or authorized representative to pay the costs of a title insurance policy, including mechanics lien coverage, and the Clerk and Recorder's fees for recording of the facade agreement and grant of facade easement.
8. This commitment is contingent upon the completed project being consistent in scope, use, and design with that presented to the Board at the time this commitment was made.

9. This commitment is expressly contingent upon the fulfillment of all the terms of, acceptance of, and execution of an agreement between the Downtown Development Authority and the project owner(s).

10. For projects with off-site public improvements, constructed in whole or in part with DDA funds, this commitment is subject to provisions in the agreement that will be executed between the project owner and the DDA, which allow the DDA to receive third-party reimbursements for the public improvements it has funded in accordance with the reimbursement policies established by the Town of Windsor.

The DDA commitment is for:

Up to \$_____ for eligible features on the _____ façade(s) of the building and up to \$_____ for eligible features in the public right of way.

Release of funds is contingent upon owner submission of all DDA requirements for project reimbursement, including actual cost accounting of eligible materials with documentation; evidence of certificate of completion or certificate of occupancy issued by the Town of Windsor; acceptance of public improvements within the rights-of-way by the Town of Windsor, certificate of liability insurance and grant of façade easements by the owner, and where applicable, contractor documentation of deconstruction as a method for minimizing construction and demolition waste from entering the landfill.

The date of this commitment is: _____

Project Owner (print name and title)

Chairman of the Board
Downtown Development Authority

Signature